
**Parks Highway
frontage near
Willow Creek**
File #B252

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| Land Size: | .69 Acre |
| Price: | \$22,000 |
| Area: | Mat-Su South Central; Willow area |
| Legal Description: | Lot 10 Block 4 Willow Creek Estates; Palmer Recording District; Plat #71-53 |
| Directions: | 34097 W. Parks Hwy: from Wasilla take Parks Hwy north to approx mile 71.6 see lot on right. |
| Access: | Paved maintained road |
| Waterfront: | None; located near Willow Creek. Located in 100 year flood plain; wetlands noted. |
| Utilities: | Electric adjacent & overhead. |
| Covenants: | Yes; read the CC&R's (Residential, Recreational or Commercial uses ok; Residential max of two families (duplex type) or mobile homes and no more than a 3 car garage; animals may not be kept, bred or maintained for commercial purposes; no more than 3 dogs per lot). |
| Buildings: | None. |
| Topography: | Level to gently rolling. |
| Trees: | Heavily wooded with Birch & Spruce. |
| Surveyed: | Yes; the corners were originally marked with hub & tack (a 2"x 2" stake set in ground with a nail at top). |
| Taxes: | Approx \$149.62 yr |
| Terms: | Cash |
| Remarks: | |

DISCLAIMER: Statewide Real Estate LLC does not guarantee the completeness or the accuracy of the material furnished in this brochure. Potential buyers are strongly advised to seek professional help in determining the availability, quality and cost of water, sewageable soils, and utilities. A survey may be necessary to locate property corners; GPS coordinates are approximate. Potential buyers should independently verify the zoning requirements and permits required with the appropriate agencies to determine if the property is suitable for their intended use.